

Request	Plat Approval for "Riverland Village"	
Applicant	Robert Saporiti	
Location	East side of SW 29 th Avenue, immediately South of SW 19 th Street, if extended	
Legal Description	Portion of Lot 6, Block 1, "Rohan Acres", P.B. 22, P. 43 in the Broward County Records.	
Property Size	33,802 SF/0.776 acres	
Zoning	R-10 District (County Designation)	
Current Use of Property	Vacant	
Proposed Use of Property	Six (6) Townhouse Units	
Current Future Land Use Designation	Low-Medium Residential	
Comprehensive Plan Consistency	Consistent – Proposed six (6) units is within the density limitations of the Low-Medium Designation	
Applicable ULDR Sections	47-24.5 Subdivision Regulations	
Action Required	<ul style="list-style-type: none">• Recommend Approval of the Plat• Recommend Denial of the Plat	
Project Planner	Name and Title	Initials
	Donald Morris, Planner III	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Background

This item was removed from the March 17, 2004 Planning and Zoning Board agenda by staff due to issues regarding proper sign notification.

This is a request to plat 0.776 acres for a six (6) unit townhouse development. The property is currently vacant and has a County zoning classification of R-10 District. This plat was reviewed for conformance with the ULDR Sec. 47-24.5, Subdivision Regulations, at the May 13, 2003 Development Review Committee meeting.

This property was annexed as part of the Riverland Annexation, and has yet to receive a City land use designation or zoning classification. Therefore, the current County land use and zoning classification of R-10 is applicable. Townhouse developments are permitted in both the Low-Medium Residential land use designation and the County's R-10 district.

Staff Determination

The plat conforms to ULDR Sec. 47-24.5, Subdivision Regulations.

Planning and Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the application meets the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for approval to the City Commission.
2. If the Planning and Zoning Board determines that the application does not meet intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for denial to the City Commission.

PZ3-P-03/03-17-04/DM